



Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, August 8, 2023 BZA Meeting

Presented for approval: September 12, 2023

The Westfield-Washington Township Board of Zoning Appeals
met at 7:00 p.m. on Tuesday, August 8, 2023 at Westfield City Hall.

Active Links for this meeting:

[August 8, 2023 BZA Agenda & Exhibits](#)

[August 8, 2023 BZA YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:04](#)

ROLL CALL

BZA Members Present In-Person: Jeff Boller, Jeannine Fortier, Noble Hatfield, Victor McCarty, and Dave Schmitz.

BZA Members Present Virtually: None.

BZA Members Absent: None.

City Staff Present: Daine Crabtree, Senior Planner; Lauren Gillingham, Senior Planner; and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None

Legal Counsel Present: Ashley Ulbricht with Taft Stettinius & Hollister LLP. (Arrived at 7:08 p.m.)

APPROVAL OF MINUTES

Fortier motioned to approve the July 11, 2023 Minutes.

Boller seconded. Motion passed. Vote 5-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2308-VU-07 [PUBLIC HEARING]

[YouTube Time: 2:57](#)

546 North Union Street

Jeff Boller by WKRP Indy

The Petitioner requests to reestablish an expiring Variance of Use that permits a Low-Intensity Retail (Beauty Salon) use on 0.25 acres +/- in the SF3: Single-Family Medium-Density District (Article 13.2)

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Jeff Boller recused himself prior for the two items of business.

Staff presentation / No Petitioner presentation / BZA comments & questions / Petitioner response.

Public Hearing for 2308-VU-07 opened at 7:07 p.m.

- No public comments.

Public Hearing for 2308-VU-07 closed at 7:08 p.m.

No BZA comments & questions / No Petitioner response.

Hatfield motioned to approve 2308-VU-07 subject to the recommended conditions stated in the motion.

Fortier seconded. Motion passed. Vote 4-0. (Boller recused)

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2308-VU-07.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

McCarty seconded. Motion passed. Vote 4-0. (Boller recused)

2308-VU-08 [PUBLIC HEARING]

[YouTube Time: 10:23](#)

17808 Grassy Branch Road

Angela Gapinski

The Petitioner requests a Variance of Use to permit a Nursery with a small Low-Intensity retail component on 5.39 acres +/- in the SF4: Single-Family High-Density District (Article 13.2)
(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)

Staff presentation / Petitioner comments / BZA comments & questions / Petitioner response.

Public Hearing for 2308-VU-08 opened at 7:16 p.m.

- One public comment.

Public Hearing for 2308-VU-08 closed at 7:21 p.m.

BZA comments & questions / Petitioner response.

Fortier motioned to approve 2308-VU-08 subject to the recommended conditions stated in the motion.

McCarty seconded. Motion passed. Vote 4-0. (Boller recused)

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2308-VU-08.

Fortier seconded. Motion passed. Vote 4-0. (Boller recused)

Jeff Boller rejoined the Board at 7:24 p.m.

2308-VS-18 [PUBLIC HEARING]

[YouTube Time: 24:18](#)

15373 Holcombe Drive

Michael Schulz

The Petitioner requests a Variance of Development Standard to encroach eight (8) feet into the twenty (20) foot Minimum Rear Yard setback on 0.17 acres +/- in the Harmony PUD District to accommodate a swimming pool and deck.

(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation / BZA comments & questions / Petitioner response.

Public Hearing for 2308-VS-18 opened at 7:27 p.m.

- No public comments.

Public Hearing for 2308-VS-18 closed at 7:28 p.m.

Petitioner response / BZA comments & questions.

McCarty motioned to approve 2308-VS-18 subject to the recommended conditions stated in the motion.

Hatfield seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2308-VS-18.

Boller seconded. Motion passed. Vote 5-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

2308-VS-19 [PUBLIC HEARING]

[YouTube Time: 20:35](#)

3265 West 193rd Street

David Franzman

The Petitioner requests a Variance of Development Standard to encroach twelve (12) feet into the thirty (30) foot Minimum Side Yard setback to accommodate an accessory building on 4.97 acres +/- in the AG-SF1:

Agriculture/Single-Family Rural District (Article 4.2(E)(2).

(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation / BZA comments & questions / Petitioner response.

Public Hearing for 2308-VS-19 opened at 7:34 p.m.

- No public comments.

Public Hearing for 2308-VS-19 closed at 7:36 p.m.

BZA comments & questions / Petitioner response.

Boller motioned to approve 2308-VS-19 subject to the recommended conditions stated in the motion.

Fortier seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval 2308-VS-19.

Fortier seconded. Motion passed. Vote 5-0.

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items.

REPORTS/COMMENTS:

[YouTube Time: 38:35](#)

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

Fortier motioned to adjourn the meeting. Boller seconded. Motion passed. Vote 5-0.

The meeting adjourned at 7:40 p.m.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signature Page for BZA Minutes for August 8, 2023

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director